089.0	0006	0009.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	667,400 / 667,400
					USE VALUE:	667,400 / 667,400
					ASSESSED:	667,400 / 667,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
38		PINE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BUCKLEY FREDERICK R JR/TR	
Owner 2:	BUCKLEY ELAINE/TRS	
Owner 3:	38 PINE STREET REALTY TRUST	
Street 1:	38 PINE ST	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA Cntry:	Own Occ: Y
Postal:	02474	Type:

PREVIOUS OWNER

Owner 1:	BUCKLEY FREDERICK R JR-ETAL -
Owner 2:	BUCKLEY ELAINE M -
Street 1:	38 PINE ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 6,043 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1957, having primarily Vinyl Exterior and 1542 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6043.000	246,500		420,900	667,400
Total Card	0.139	246,500		420,900	667,400
Total Parcel	0.139	246,500		420,900	667,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 432.81 | /Parcel: 432.8

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 57011

GIS Ref

GIS Ref

Insp Date 11/09/18

!7279!

PREVIOUS ASSESSMENT

Parcel ID 089.0-0006-0009.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	246,500	0	6,043.	420,900	667,400	667,400	Year End Roll	12/18/2019
2019	101	FV	202,900	0	6,043.	426,900	629,800	629,800	Year End Roll	1/3/2019
2018	101	FV	202,900	0	6,043.	318,700	521,600	521,600	Year End Roll	12/20/2017
2017	101	FV	202,900	0	6,043.	288,600	491,500	491,500	Year End Roll	1/3/2017
2016	101	FV	202,900	0	6,043.	276,600	479,500	479,500	Year End	1/4/2016
2015	101	FV	190,400	0	6,043.	234,500	424,900	424,900	Year End Roll	12/11/2014
2014	101	FV	190,400	0	6,043.	222,500	412,900	412,900	Year End Roll	12/16/2013
2013	101	FV	190,400	0	6,043.	211,700	402,100	402,100		12/13/2012

PRINT

Date	Time
12/10/20	21:55:55

LAST REV

Date	Time
04/30/19	15:57:25

apro

PAT ACCT. 7279

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BUCKLEY FREDERI	61974-519		6/7/2013	Convenience	1	No	No		
	12478-70		7/13/1973		31,700	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
11/9/2018	MEAS&NOTICE	CC	Chris C
3/25/2009	Meas/Inspect	163	PATRIOT
11/14/2000	Hearing N/C	201	PATRIOT
4/10/2000	Inspected	263	PATRIOT
1/20/2000	Measured	163	PATRIOT
8/7/1993		PC	PHIL C

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	57011
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6043		Sq. Ft.	Site		0	70.	1.00	5									420,903						420,900	

Total AC/HA: 0.13873 | Total SF/SM: 6043 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 420,903 | Spl Credit | Total: 420,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1957	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	3 - Hardwood	40	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:	1	Rating:	Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.33093381
Const Adj.:	0.99396008
Adj $ / SQ:	138.904
Other Features:	80500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	334872
Depreciation:	88406
Depreciated Total:	246466

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	2	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

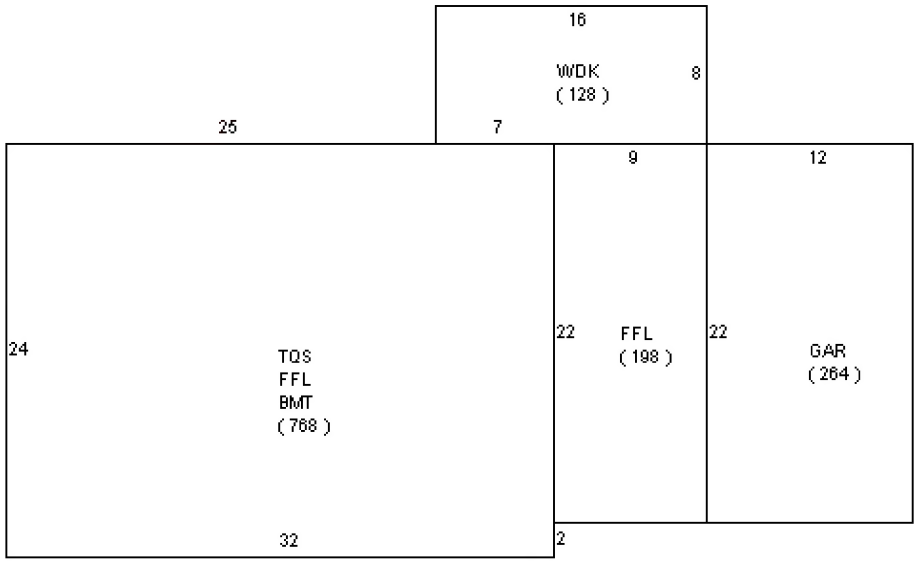
No Unit	RMS	BRS	FL
1	6	2	
Totals			
1	6	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	138.90
Special Features:	0	Val/Su Net:	91.23
Final Total:	246500	Val/Su SzAd	159.86

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	966	138.900	134,181
BMT	Basement	768	41.670	32,003
TQS	3/4 Story	576	138.900	80,009
GAR	Garage	264	24.320	6,421
WDK	Deck	128	13.730	1,757

Net Sketched Area:	2,702			Total:	254,371
Size Ad	1542	Gross Are	2894	FinArea	1542

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 089.0-0006-0009.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc